

BYLAWS

OF

VILLAS VERDE HOMEOWNERS ASSOCIATION

Article 1

NAME AND LOCATION

The name of the association is **VILLAS VERDE HOMEOWNERS ASSOCIATION**, herein referred to as the "Association". The principal office of the Association shall be located in Benton County, Washington and meetings of the members and directors may be held at such places within said County as may be designated by the Board of Directors.

Article 2

DEFINITIONS

2.1 Except as otherwise specified herein, the definition of any word used in these Bylaws shall be the same as such term is defined in the Declaration of Covenants, Conditions and Restrictions of Villas Verde recorded on January 14, 2013 in the records of Benton County under Auditor's File Number 2013-001422, as may be amended from time to time (hereinafter referred to as the "Declaration").

2.2 "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration and Articles of Incorporation.

Article 3

MEETINGS OF MEMBERS

3.1 Annual Meetings: There shall be an annual meeting of the Owners at such reasonable place, time and date as may be designated by written notice of the Board delivered to the Owners no less than fourteen (14) days or more than fifty (50) days prior to the date fixed for said meeting. The annual meeting shall be for the purpose of electing Directors, transacting such other business as may properly come before the meeting. The failure to hold a timely annual meeting shall not affect the validity of any corporate action.

3.2 Special Meetings: Special meetings of the Owners may be called at any time for the purpose of considering matters which, by the terms of the Declaration, require the approval of all or some of the Owners, or for any other reasonable purpose. Such meeting shall be called by written notice of the President of the Association upon the decision of the President, or after request signed by a majority of a quorum of the Board, or by written request by the Owners having at least 20% of the total votes, which notice shall be delivered not less than fourteen (14) days or more than fifty (50) days prior to the date fixed for said meeting. The notice shall specify the date, time and place of the meeting and, in general, the matters to be considered.

3.3 Quorum Requirements for Association Meetings: At all meetings of the Association, Owners, who are either present in person or by proxy, or who have submitted a vote by mail in accordance with these Bylaws, and who hold 20% or more of the total voting power of the Association, shall constitute a quorum. If the required quorum is not present, another meeting may immediately be called subject to the requirement of written notice sent to all Members at least five (5) days in advance of such meeting, and the quorum requirement at the subsequent meeting shall be one-half of the requirement for the proceeding meeting. In the absence of a quorum at the members' meeting, a majority of those present in person or by proxy may adjourn the meeting to another time but may not transact any other business. An adjournment for lack of a quorum shall be to a date not more than 50 days from the original meeting date.

Notwithstanding the above, in no event shall a quorum be less than one-fourth of the votes which members are entitled to cast in person, by mail, by electronic transmission, or by proxy, at a meeting considering the adoption of a proposal which is required by the provisions of RCW 24.06 to be adopted by at least two-thirds of the votes which members or shareholders present at the meeting in person or by mail, by electronic transmission, or represented by proxy are entitled to cast.

3.4 Proxies: At all meetings of Members, each Member may vote in person or by proxy. All proxies shall be in writing and filed with the Secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by a member of his lot.

3.5 Voting by Mail: The Board may decide that voting of the Members shall be by mail with respect to any particular election of the Board or with respect to adoption of any proposed amendment to the Declaration or Bylaws, or with respect to any other matter for which approval by Owners is required by the Declaration or Bylaws, in accordance with the following procedure:

[a] In the case of election of Board members by mail, the existing Board members shall advise the Secretary in writing of the names of all persons nominated by the Board sufficient to constitute a full Board. The Secretary, within 5 days after such advice is given shall give written notice to all Owners of the number of Board members to be elected and of the names of the nominees presented by the Board. The notice shall state that any such Owner may nominate an additional candidate or candidates and that each Owner may cast a vote by mail for the number of Board positions available and that such votes must be received by a date specified by the Board at the address of the Association. Votes received after the date specified shall not be effective. All persons elected as Board members pursuant to such an election by mail by receipt of the number of votes required by applicable law shall be notified by the Secretary in writing of their effective date of office specifying the time, date and place in induction.

[b] In the case of a vote by mail relating to any other matter, the Secretary shall give written notice to all Owners, which notice shall include a proposed written resolution setting forth a description of the proposed action, and shall state that such persons are entitled to vote by mail for or against such proposal and stating a date not less than twenty days after the date such notice shall have been given on or before which all votes must be received and stating that they must be sent to the address of the Association. Votes received after that date shall not be effective. Any such proposal shall be adopted as approved by the affirmative vote of not less than a majority of the votes entitled to be cast on such question, unless a greater or lesser voting requirement is established by the Declaration or Bylaws for the matter in question.

3.6 Voting Owner: If a person (including Declarant) owns more than one Lot, he shall have the votes for each Lot owned. A voting representative for a Lot may be designated by the Owner or Owners of each Lot by written notice to the Board and need not be an Owner. The designation shall be revocable at any time by actual notice to the Board from any party having ownership interest in a Lot, or by actual notice to the Board of the death or judicially declared incompetence of any party with ownership interest in the Lot. This power of designation and revocation may be exercised by the guardian of an Owner and the administrators or executors of an Owner's estate. Unless the Association receives notice to the contrary, the Association may assume that any vote cast by an Owner is authorized by all Owners of the lot.

3.7 Joint Owner Disputes: The vote for any Lot must be cast as a single vote, and fractional votes shall not be allowed. In the event the joint Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. In the event more than one vote is

cast for that particular Lot, the Owners of said Lot shall be deemed to have abstained from voting on the matter being voted upon.

Article 4 ELECTION OF DIRECTORS

4.1 Number of Directors – Term of Office: The affairs of the Association shall be managed by a Board of Directors. The initial Board shall consist of five (5) Directors who shall be elected at the first annual meeting of the members. Each Director is to serve a minimum of one year. A Director may serve until he or she chooses to resign or until he or she is removed. The number of Directors and term of office may be changed by an amendment to these Bylaws. The new number of Directors and term of office must be sufficient to adequately handle the affairs of the Association, but in no case shall the number of Directors be less than three (3).

4.2 Nomination: Members of the Board of Directors are to be elected at an annual meeting. The current Board may appoint a Nomination Committee. Nominations are to be made by the Board, the Nominations Committee and members of the Association. Candidates may be nominated by members by mail or from the floor at the Association meeting at which the election is to be held. The Nomination Committee may make as many nominations for the election of the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled.

4.3 Election: At such election the Members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The Nomination Committee will conduct the election process and count the votes. The persons receiving the largest number of votes shall be elected, even if such number of votes constitutes less than a majority. Each Director shall serve until removal, resignation, or his/her successor is elected and qualified.

4.4 Vacancies: Vacancies in the elected Board caused by any reason other than removal of a Board member by a vote of the Association shall be filled by vote of the majority of the remaining Board members, even though they may constitute less than a quorum. Each person so appointed shall serve as a Board member until removal, resignation, or a new Director is elected at the next annual or special meeting of the Association.

4.5 Removal of Board Members: Any one or more Board members may be removed with or without cause by a majority of the Owners, at any regular meeting or special meeting called for that purpose. A successor may then and there be elected to fill the vacancy thus created. Any Board member whose removal has been proposed by the Owners shall be given the opportunity to be heard at the meeting.

4.6 Compensation: No director shall receive compensation for any service his/her may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Article 5 MEETING OF DIRECTORS

5.1 Regular Meetings: Regular meetings of the Board may be held at such time and place as shall be determined, from time to time, by a majority of the Board members. At least one such meeting shall be held during each fiscal year. Notice of regular meetings of the Board shall be given to each Board member, personally or by mail, telephone or email, at least 10 days prior to the day named for such meeting.

5.2 Special Meetings: Special meetings of the Board may be called by the President giving 10 days prior notice to each Board member, given personally, by mail, telephone or email. Said notice shall state the time, place and purpose of the meeting. Special meetings of the Board shall be called by the President or Secretary in time like manner and on like notice on the written request of at least 2 Board members.

5.3 Quorum: At all meetings of the Board, a majority thereof shall constitute a quorum for the transaction of business. The acts of the majority of the Board members present at a meeting at which a quorum is present shall be the acts of the Board. If, at any meeting of the Board, there shall be less than a quorum present, the majority of those present may adjourn the meeting. An adjournment for a lack of quorum shall be to a date not more than 30 days from the original meeting date. At any such adjourned meeting, any business which might have been transacted at the original meeting may be transacted without further notice.

5.4 Waiver of Notice: Before, at or after any meeting of the Board, any Board member may, in writing, waive notice of such meeting and such waiver shall be deemed equivalent to the giving of such notice. Attendance by a Board member at any meeting of the Board shall be a waiver of notice by him of the time and place thereof. If all the Board members are present at any meeting of the Board, no notice shall be required and any business may be transacted at such meeting.

5.5 Action Taken Without a Meeting: The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the Directors.

5.6 Absence of Secretary: At any meeting of the Association the presiding Officer can, in the absence of the Secretary, select a member to act as the Secretary for the meeting

Article 6

POWERS OF THE BOARD OF DIRECTORS

6.1 The Board of Directors shall have the powers and duties necessary for the administration of the affairs thereof consistent with the purposes and objects set forth in the Articles of Incorporation, Declaration and Bylaws, and pursuant to the laws of the State of Washington.

6.2 Powers: Without prejudice to the generality of the Section 6.1, the Board of Directors shall have the following powers and authority:

- a) To adopt and publish rules and regulations consistent with the Articles of Incorporation, Declaration and Bylaws, governing Common Area and Property, and other matters of mutual concern to the Owners, and to establish penalties for the infraction thereof.
- b) To exercise for the Association all powers and authority vested in or delegated to this Association not reserved to the membership by the provisions of these Bylaws, the Articles of Incorporation, or the Declaration.
- c) To declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors, if such action is determined to be in the best interest of the Association.
- d) To employ and remove at pleasure all officers, agents, employees, independent contractors, or such other persons as they deem necessary; prescribe their duties and fix their compensation.

e) To enforce and foreclose the lien of assessments of the Association as may be necessary for collection thereof.

f) To designate representatives to serve on the Architectural Control Committee and to enforce the provisions of restrictive covenants and declarations pertaining to the land served by this Association, by the institution of litigation, or otherwise.

g) To designate representatives to serve on the Rules and Regulations Committee, who may be the same individuals as the Architectural Control Committee, and to enforce the rules and regulations as set forth by the Board of Directors.

h) To acquire by conveyance, contract, lease, or otherwise, property and rights of occupancy of property for the common benefit of the members of the Association; to improve said property by the erection of structures and facilities, all upon such terms and subject to such rules and regulations as the Directors may determine and in accordance with Section 15.2 of the Declaration, as applicable.

i) To contract with a property manager or other managing agent(s) and, except as otherwise prohibited by the Declaration or applicable governmental laws and regulations, to delegate to such agent(s) any and all powers and authority of the Board, provided that all such authority so exercised shall be reported to the next meeting of the Board and submitted for approval or ratification by the Board. All authority exercised by a managing agent must comply with the Association's governing documents and all applicable federal, state and local laws and regulations.

6.3 Duties: Without prejudice to the generality of the Section 6.1, the Board of Directors shall perform the following duties:

a) To cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members or at any special meeting thereof.

b) To supervise all officers, agents, and employees of this association, and to see that their duties are properly performed.

c) To set the annual budget and allocate the assessment rate; provided, however, the assessment rate is subject to all terms and conditions as more fully provided in the Declaration.

d) To procure and maintain liability insurance and hazard insurance on property owned by the Association as it may deem appropriate.

e) To cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate.

f) To cause the Common Areas and any fixture or equipment thereof to be maintained, repaired, rebuilt, or replaced in accordance and consistent with all applicable laws, and with the provisions of the Articles of Incorporation, the Declaration, and these Bylaws.

g) To file Association tax returns and/or annual applications for tax-exempt status.

6.4 Restrictions: Without prejudice to the generality of the Section 6.1, the Board of Directors shall not:

- a) Make political or charitable donations of Association funds or property.
- b) Take any discriminatory action based on race, religion, national origin, marital status or sexual orientation.

Article 7 OFFICERS DUTIES

7.1 Enumeration of Offices: The offices of this Association shall be a president and vice president, who shall at all times be members of the Board of Directors, a secretary, a treasurer, and such other offices as the Board may from time to time by resolution create.

7.2 Election of Officers: The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

7.3 Term: The officers of this Association shall be elected annually by the Board and each shall hold office for one year unless he/she shall sooner resign, or shall be removed, or otherwise disqualified to serve.

7.4 Special Appointments: The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such a period, have such authority, and perform such duties as the Board may, from time to time, determine.

7.5 Resignation and Removal: Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time upon giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of receipt of such notice or any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

7.6 Vacancies: A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

7.7 Multiple Offices: The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 7.4.

7.8 Duties: The duties of the officers are as follows:

7.8.1 President: The president shall preside at all meetings of the Board of Directors and of the members, shall see that orders and resolutions of the Board are carried out, and shall sign all leases, mortgages, deeds and other written instruments. The president must adhere to budgets, formulate and enforce rules and policies, and work with committees. The president is the official spokesperson for the Board.

7.8.2 Vice President: The vice president shall act in the place and stead of the president in the event of his/her absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him/her by the Board.

7.8.3 Secretary: The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses; and shall perform such other duties as required by the Board.

7.8.4 Treasurer: The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; and shall prepare and distribute to the members such financial statements as the Board shall be required to prepare and distribute from time to time pursuant to the Declaration.

7.8.5 Assistant Secretary: The Board may appoint one or more assistant secretaries to perform all of the duties of the secretary in the absence of the secretary.

7.8.6 Assistant Treasurer: The Board may appoint one or more assistant treasurers to perform all of the duties of the treasurer in the absence of the treasurer.

7.9 Delegation: The Board may delegate any or all of the duties of the Secretary and Treasurer to a managing agent(s), and such delegated duties shall be performed under the oversight of the Secretary and/or Treasurer.

Article 8 COMMITTEES

The Board may appoint a Nomination Committee, Architectural Control, Landscaping, Rules and Regulations Committee, and/or a Covenants, Conditions Restrictions and Declarations (CC&R's) and Bylaws Committee. In addition, the Board may appoint other committees as deemed appropriate in carrying out its purpose. Each committee so appointed by the Board shall have a Director as its chairperson, except the Nomination Committee may have a non-Director chairperson. The chairperson shall give a committee progress report on the committee upon request from the President or the Board. A committee may have and exercise the authority of the Board only in accordance with RCW 24.06.145.

Article 9 OWNERSHIP AND REGISTRY

9.1 Proof of Ownership: If requested by the Board, any person on becoming an Owner shall furnish to the Board, a photocopy of the recorded instrument vesting that person with an interest or ownership, which copy shall remain in the files of the Association. A Member shall not be deemed to be in good standing nor shall he be entitled to vote at any Annual or Special meeting if he cannot show proof of ownership.

9.2 Notice of Unpaid Assessments: The Association shall at the request of a Mortgagee of a Lot report any unpaid assessments due from the Owner of such Lot. A Member shall not be deemed to be in good standing nor shall he be entitled to vote at any Annual or Special meeting if he/she has any unpaid assessments.

9.3 Registration of Owners Names: The Secretary shall maintain a registry of Owners based on information received from the Declarant, the County Assessor's records, and notices received from the Owners pursuant to this Sections 16.1 and 16.2 of the Declaration.

Article 10 AMENDMENTS

10.1 Amendments to Bylaws: These Bylaws may be amended at an Annual or Special meeting of the Members by a vote of the majority of a quorum of Members present in person or by proxy or who have submitted a vote by mail in accordance with these Bylaws.

10.2 Execution: Any amendment to the Declaration or the Bylaws shall be signed by the President, and the Secretary shall attest that the Amendment was properly adopted. The Secretary shall have the authority to prepare and record such amendments as necessary.

Article 11
CONFLICT WITH DECLARATION, ARTICLES OR LAW

These Bylaws are intended to comply with and supplement the requirements of the Declaration and the Articles of Incorporation for the Association. If any of these Bylaws conflict with the provisions of Title 24 RCW, Title 64 RCW, the Articles or the Declaration, the provisions of Title 24 RCW, Title 64 RCW, the Declaration, and the Articles will apply.

Article 12
NONPROFIT ASSOCIATION

This Association is not organized for profit. No Member, Director, or person from whom the Association may receive any property or funds shall receive or shall lawfully entitled to receive any pecuniary profit from the operations thereof, and in no event shall any part of the funds or assets of the Association be paid as salary, compensation, loans, or distributed to, or inure to benefit of any Member, officers, or members of the Board. The foregoing, however, shall neither prevent nor restrict the following:

- 1) Reasonable compensation may be paid to any Member or Manager while acting as an agent or employee of the Association for services rendered in effecting one or more of the purposed of the Association, and
- 2) Any Member may from time to time, be reimbursed for his actual and reasonable expenses incurred in connection with the administration of the affairs of the Association.

Article 13
MISCELLANEOUS

The fiscal year of the Association shall start on the first day of January and end on the last day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Bylaws of Villas Verde Homeowners Association as approved at Board Of Directors meeting held November 3, 2015.

Amanda Bjork, President

Amanda Bjork

Mary Williams, Vice President

Mary Jane Williams

Janet Shelton, Board Member

Janet S. Shelton

Jane Brown, Board Member

Jane A. Brown

Ron Northey, Board Member

Ron Northey

ARCHITECTURAL CONTROL

The Villas Verde Home Owners Association (HOA) is a mandatory membership organization dedicated to protecting the desirability of Members' property and the natural beauty of the common areas. The Association's other role is to foster a sense of pride and community amongst our Members. The Board of Directors established an Architectural Control Committee and a Rules and Regulations Committee as required by Article 8 of the Bylaws to pursue this end.

The role of the ACC is to review **applications** for additions and/or alterations in respect to quality of workmanship, proposed materials and consistency in accordance with the Articles in the Declaration of Covenants, Conditions and Restrictions, in order to ensure conformity, continuity and harmony of the proposed design with the neighborhood.

A. Awnings and Rain Gutters

Awnings, overhangs and rain gutters must be compatible with the architectural character in terms of style, finish and material and must be approved by the ACC. No unpainted (e.g. galvanized) rain gutters are allowed. The color must be approved by the ACC.

Anything attached to the outside of the structure causing any damage whatsoever to the exterior of the building will be the responsibility of the Owner. If any awning or other item attached to the exterior is removed and in need of restoration, the repairs returning the exterior to its original condition must be approved. If the repairs are not made in a timely fashion as determined by the ACC, the Board will hire a contractor or other such person to complete the repairs in a satisfactory manner and bill the Owner for such repairs.

B. Solar Panels

Installation of solar panels or solar heating must be approved by the ACC.

C. Air Conditioning/Heating

Any changes in the current air conditioning/heating units must be approved by the ACC. No air conditioning units are to be installed in any windows.

D. Fencing

All fencing and gate designs require approval prior to installation including material and color. The standard fence height is 6 feet from the ground level; however, grade and slope of the lot may require a variance from the standard fence height. Any variance of fence height will be reviewed on a case-by-case basis. The height and design of the fence needs to conform to fencing in the surrounding area and be compatible with the scale of the Unit.

E. Pet House/Dog Enclosures

Pet houses and/or dog enclosures must be located where they are behind a fence. All enclosures (houses, kennels, etc.) must be approved by the ACC.

F. Exterior Finished

All units must be painted using colors with the prevailing colors in Villas Verde including all trim, windows and doors. These colors are subtle, harmonious with the neighborhood or earth tones. No loud or excessively bright colors will be approved. All repainting of exterior Units must be approved by the ACC and comply with Article 7.25.2 of the Declaration of CC&Rs. Color chips must be submitted with the ACC application or it will not be processed.

G. Driveways and Entry Walks

The replacement of existing driveways and entry walks shall conform to existing concrete work on the property. Any new paving in front yard or visible from the street must be approved by the ACC.

H. Exterior Lighting

Exterior patio lighting should be installed and operated in a manner which does not impose or cause light pollution for adjacent properties. External lighting fixtures should be consistent with the surrounding Units and not be visually obtrusive. Lighting fixtures replaced on the front of the Owner's Unit must be approved by the ACC before installation. Holiday lights can go up November 15 and must be removed by January 15.

I. Front Yards

Ornaments in the non grass area of the front yard larger than 3 feet tall require an application submitted to the ACC (i.e. statues, bird baths, globes, animal characters, etc.). Holiday decorations are permitted in the grass area November 15 – January 15 only to allow access for the landscapers.

To obtain ACC approval, the Owner must complete and submit an ACC application prior to the commencing of any alteration to the Unit or property. The ACC will review the application and reach a decision (which may include conditions or recommendations) within 30 days of receipt of the application. Notice of the action taken by the ACC will be mailed to the Owner as soon as possible following the decision. Approval is valid for 6 months after application is approved by the ACC. If the ACC has denied an application and cannot reach a mutual agreement with the Owner after a second review, then the Owner shall have the right to appeal to the Board. The Board and ACC shall be notified in writing of the appeal request and the Board shall designate the date of appeal.

The Architectural Control Committee assumes no liability for encroachments into platted setbacks or onto easements or neighboring property. Be sure to check the plat of your lot and property lines to avoid encroachments and trespass.

RULES AND REGULATIONS

The Rules and Regulations Committee has been formed by the Villas Verde HOA Board to ensure that a high quality community environment is maintained for all Members and their families. The Association is responsible to all Members to ensure that these rules and regulations are followed. This may result in the Association taking appropriate measures to correct problems and/or violations with those Owners who choose not to follow the rules. The Association may, among other remedies, retain contractors and other means to correct problems and seek reimbursement from the responsible Owner.

A. Landscaping

No railroad ties or other landscaping timber shall be used in front yards or visible from the roadway or sidewalks. No trees are permitted to be planted by any Owner. Flowers may be planted by Owners in flower pots to accent either the front or back of the Unit. Non removal of any dead or dying vegetation may result in a fine.

B. Antennae

No external short wave citizen's band antennae or free standing antennae towers shall be permitted in Villas Verde. Satellite dishes cannot be located on the front of any building. Any exception must be approved by the ACC.

C. Garbage/Trash Containers

All trash containers must be placed behind an enclosure or in the garage except for trash pick-up day.

D. Parking

No vehicle of any kind shall be parked on the street for more than 48 hours. Violations will incur a fine and subject such vehicles to public or Association towing and impound, at the expense of the Owner.

E. Storage

Patios shall not be used for storage for anything other than what is determined for the relaxation and enjoyment of same.

F. Nuisance

No nuisance and/or noise shall be permitted that is detrimental to any other Owner.

G. Pets

Pets must be on a leash at all times. Owners walking their animals in the Common Areas or anywhere on the grounds of the development must pick up any defecation made by their animals. Refer to Article 7.9 of the CC&Rs.

H. Basketball Hoops

No basketball hoops shall be attached anywhere on the exterior of the building. No portable basketball hoops shall be placed anywhere on or near the property including driveways, sidewalks, streets, or Common Area.

I. Open Flame Apparatus

No open flame apparatus including fire pits, heating units, etc. of any kind shall be allowed on any property.

J. BBQ or Contained Heat

No BBQ or enclosed heating apparatus of any kind shall be closer than 24 inches to any building.